

LOT
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88 Northfield Avenue, Ealing,
London W13 9RR

Guide Price: £750,000*

**ATTRACTIVE CORNER SITED BUILDING
WITH PLANNING GRANTED FOR MIXED
USE DEVELOPMENT**



This attractive building is situated opposite Tesco on the corner of Graham Avenue within a five minute walk of Northfields Piccadilly Line station and Lammam Park. Northfields is an attractive part of Ealing that includes local traders and residential dwellings. Good road links serve the area including the A4, M4, A40 and M25. Ealing Broadway with its main shopping centre and station is within two miles. The property was used as a butcher's shop and offices above for a number of years and is now being sold with vacant possession. The Council has resolved to grant planning permission under reference 178004FUL for conversion of the property into three self-contained residential dwellings (1 x Studio, 1 x One Bedroom Duplex and 1 x Two Bedroom Duplex with garden) as well as retaining a commercial shop unit to the front of the ground floor. This is an exciting scheme and will be of great interest to developers and investment buyers. The building also offers scope for an advertising hoarding on the side elevation. Copies of plans are available within the legal pack from the Auctioneers.

ACCOMMODATION

The current building offers Retail, Storage and Production areas to the ground floor and offices, storage and kitchen to the upper floor. There are further stores in the yard although the planning granted allows for demolition. The current property measures approximately 1666 sq ft.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Rateable Value £13,750

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN